

**STATE OF NEW YORK
COUNTY OF BROOME: CITY OF BINGHAMTON
COMMISSION ON ARCHITECTURE & URBAN DESIGN**

IN THE MATTER OF THE APPLICATION

OF

DECISION NO. 2013-08

James Tuttle, APPLICANT

**FOR DESIGN REVIEW PURSUANT
TO SECTION 4 OF THE
HISTORIC PRESERVATION ORDINANCE
OF THE CITY OF BINGHAMTON, NEW YORK**

The Applicant is part of the owner group of the premises located at 201 State Street, Tax Map Number 160.33-1-31. This property is a local landmark located within the State Street and Henry Street Local and National Register Historic District and all exterior alterations must be reviewed by The Commission on Architecture and Urban Design ('CAUD').

The Applicant has filed an application with the Planning Department of the City of Binghamton for design review by CAUD for the rehabilitation of the outer shell and façade of the building, as depicted in the attached plans.

The Applicant has complied with all applicable procedural requirements. CAUD held the public hearing at City Hall 30 April 2013 at 12:00 pm.

The Applicant presented the application. No one spoke in opposition.

After due deliberation, the Commission on Architecture & Urban Design by a 5-0-0 vote, (R. Levy, S. Massey, P. Klosky, J. Darrow, and M. Haas) determined that the application be APPROVED subject to the following conditions:

1. That the Applicant use taller, thinner windows on the south façade;
2. That the Applicant install windows on the upper floors of the rear façade, consistent in size and design with the windows on the front façade;
3. That the Applicant choose a brick color in deeper red, with charcoal color elements; and
4. It is the recommendation that the Applicant consider installing an awning on the front façade, subject to review and approval by the Commission.

Commission reviewed the proposal and used the following reasoning for its decision:

1. The existing building façade is in a severely deteriorated state; and
2. Very little of the original façade remains.

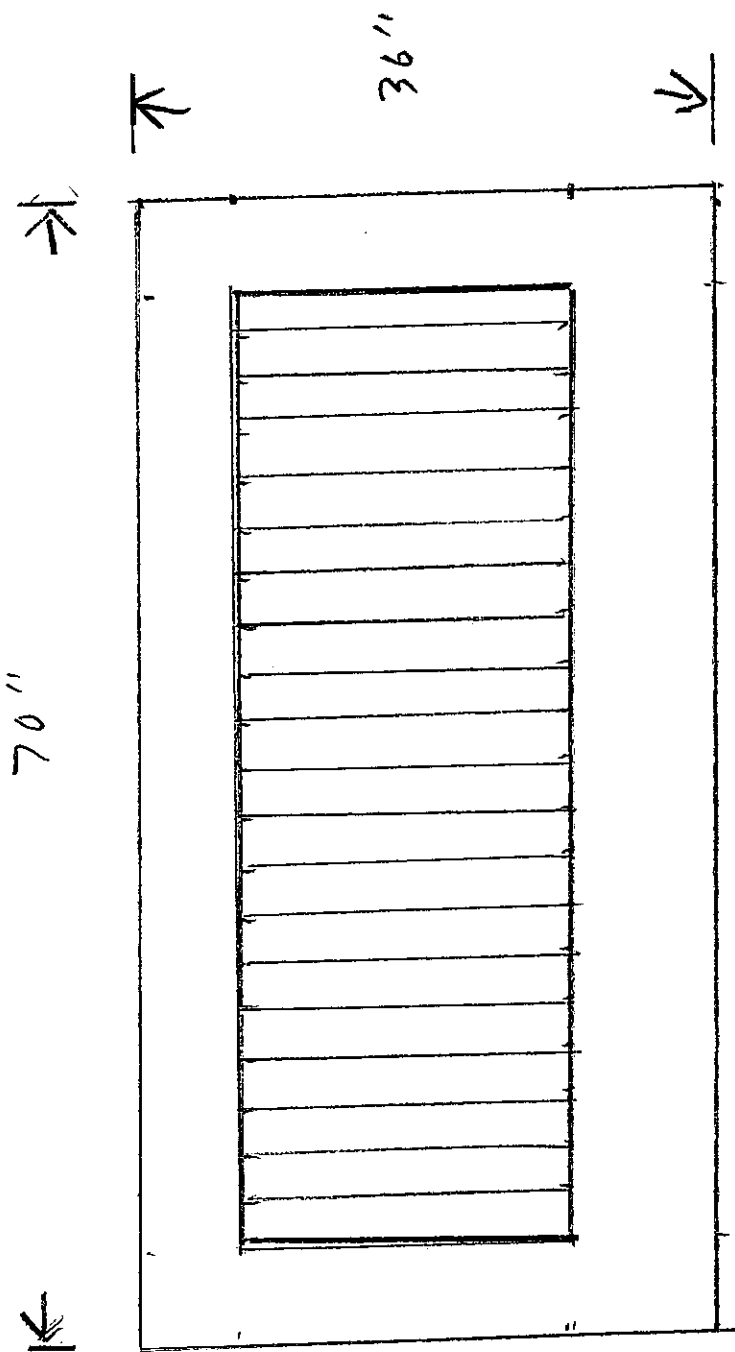
Application: APPROVED

Ruth Levy, Chair
Ruth Levy, Chair
Commission on Architecture & Urban Design

May 6, 2013
Date

Decision No. 2013-08







ROOT 2 ARCHITECTURE

1432 Elmira Street - Binghamton, N.Y. 13901
Office Number: 607.785.2285
Email: george@root2arch.com

Professional Seal: _____
Professional Seal: _____

Consultant

Project Information

Revisions

Number	Description	Date
Project:	File name:	Project Month:
201STATE	A21	
Date:	Current as of:	
3-8-13	4-29-13	
Drawn By:	Reviewed By:	
DWH	HAUS, GEORGE	

Project Title

PROPOSED FIRST FLOOR RENOVATIONS
201 STATE STREET
BINGHAMTON, NEW YORK 13901

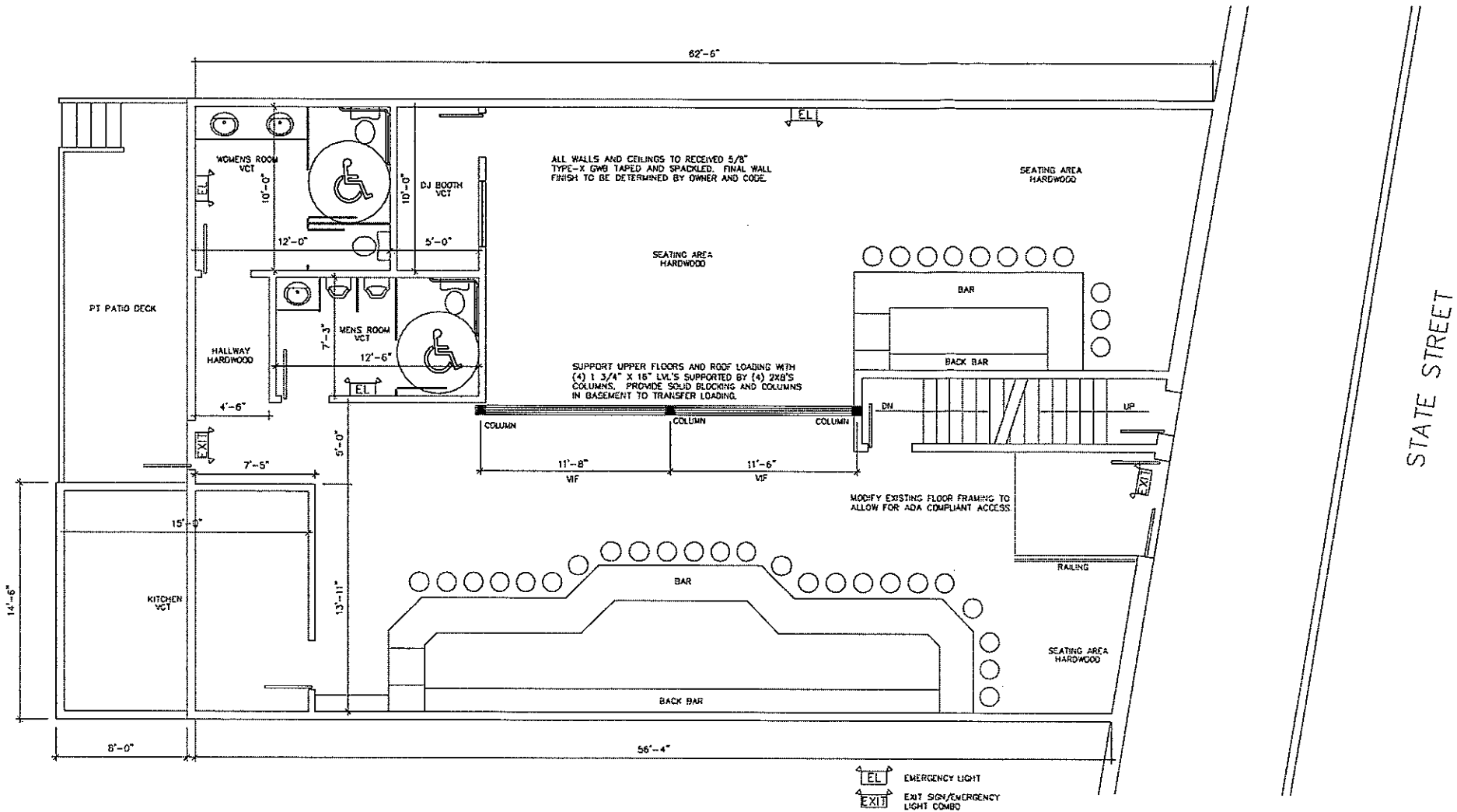
FOR
JAMIE TUTTLE

Sheet Title

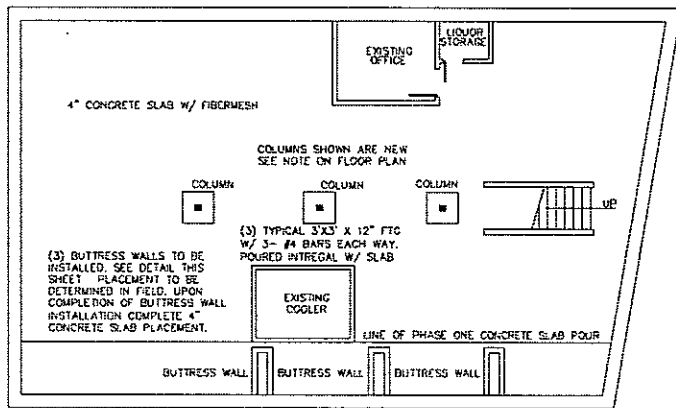
BASEMENT AND FIRST
FLOOR PLAN AND
DETAILS

Sheet Number

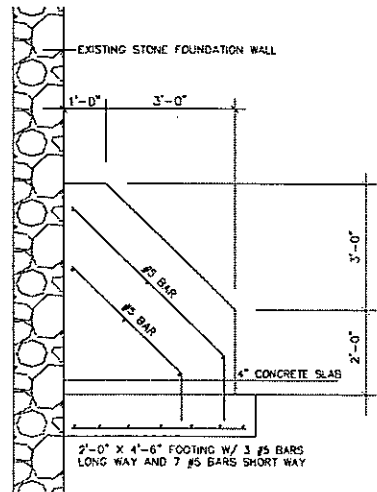
A21



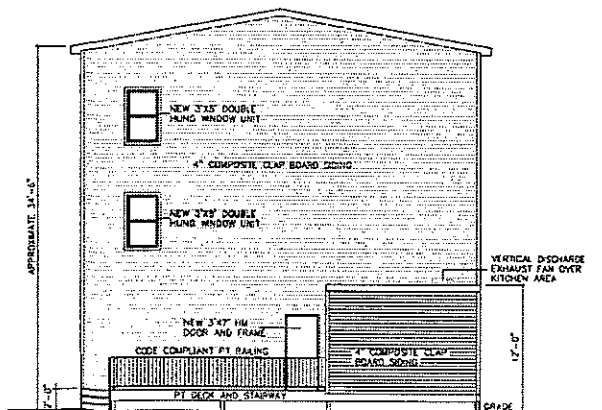
A FLOOR MODIFICATION PLAN
A21 1/4"=1'-0"



B BASEMENT PLAN
A21 1/8"=1'-0"



C BUTTRESS WALL DETAIL
A21 1/2"=1'-0"



D REAR ELEVATION
A21 1/8"=1'-0"

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